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together with an abstract of title showing merchantable title vested in sellers in accordance with the terms of this agreement, with instructions to said Bank that such deed be delivered to buyers at such time as the payments provided for herein have been paid in full.

Buyers shall deposit the payments due under this agreement in the Lander State Bank, Lander, Wyoming, to the credit of George L. Crowder and Fay Crowder, husband and wife, as joint tenants with full right of survivorship and not as tenants in common.

5. Taxes for the year 1961 shall be paid by the sellers. The buyers shall be liable for taxes, utilities and any other charge thereafter assessed against the property. The buyers shall keep the property insured in a sum not less than \$7000.00, in favor of and payable to sellers, as their interest may appear.

6. In the event of failure to comply with the terms hereof by buyers or failure to make any payments when the same shall become due, or within thirty (30) days thereafter, the sellers, at their option, may be released from all obligations in equity to convey said property, and all payments which have been made thereto on this contract by buyers shall be forfeited to sellers as liquidated damages for the nonperformance of said contract, and to take immediate possession of the premises; and to regard the person or persons in possession of the described property on such termination of the contract as tenants holding over without permission.

7. The sellers hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming for the purpose of this agreement.

8. It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the day and year first above written.

Sellers:

George L. Crowder
Fay Crowder

Buyers:

Jack L. Steiner
Katherine E. Steiner

THE STATE OF WYOMING }
County of Fremont }

On this 15th day of January, 1962, before me personally appeared George L. Crowder and Fay Crowder, Husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My commission expires

My Commission Expires October 29, 1964

NOTARY
PUBLIC
FREMONT COUNTY

Fay Morgan